







## POLESDEN VIEW

GREAT BOOKHAM, KT23 4LN

**A Detached Family House**  
**Close to National Trust Countryside**  
**Howard Of Effingham Catchment Area**  
**Cul De Sac Location**

**4 Bedrooms • En Suite Shower Room**  
**Family Bathroom • Reception Hall**  
**Double Aspect Lounge • Dining Room**  
**Study • Kitchen/Breakfast Room**  
**Conservatory**  
**Gas Central Heating to Radiators**  
**Private Driveway • Paved Patio**  
**Double Width Garage**

A DETACHED FAMILY HOME situated within the Howard of Effingham school catchment in a small and exclusive cul de sac on the south side of the village, about half a mile from the High Street close to miles of open countryside and National Trust land. The property offers 4 bedrooms with generous size master bedroom benefitting from an en suite shower room in addition to the family bathroom. On the ground floor there is a double aspect lounge which opens into a dining room and conservatory both overlooking the rear garden. There is a useful separate study/family room in addition to the fitted kitchen/breakfast room and ground floor cloakroom. The property benefits further from gas central heating to radiators, sealed unit double glazed windows and outside a secluded garden, double width driveway and double garage.





## GROUND FLOOR

### WIDE COVERED ENTRANCE PORCH

courtesy light, sealed unit double glazed front door, full length glazed side window.

### RECEPTION HALL 14'6" × 6'10" (4.42m × 2.08m)

radiator, coved ceiling, light wood effect floor, under stairs storage cupboard, Honeywell heating thermostat, double doors to lounge, door to:

### CLOAKROOM

white suite comprising low level w.c., pedestal wash hand basin with tiled splashback, mixer tap, radiator, ceramic tiled floor, obscure sealed unit double glazed window.

### STUDY 10'3" × 7'11" (3.12m × 2.41m)

plus deep rectangular bay window cill, radiator, coved ceiling, sealed unit double glazed window, light wood effect floor.

### LOUNGE 18'2" × 12'6" (5.54m × 3.81m)

A lovely double aspect room with attractive central stone fireplace, inset gas coal effect fire, two radiators, coved ceiling, sliding double glazed doors to conservatory, wide archway to:

### DINING ROOM 10'5" × 9'1" (3.17m × 2.77m)

radiator, sealed unit double glazed window, coved ceiling.

### CONSERVATORY 11'6" × 9'10" (3.50m × 3m)

ceramic tiled floor, radiator, wall light points, double doors to garden.

### KITCHEN/BREAKFAST ROOM 15'7" × 10'9" (4.75m × 3.28m)

fitted with an excellent range of light wood effect fronted wall and floor units, contrasting work surfaces, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built in eye level Neff double oven and grill, inset stainless steel Neff 4 ring gas hob, Neff extractor/light above, plumbing and space for washing machine and dishwasher, part tiled walls, under unit lighting, radiator, tile effect floor, double aspect, fitted shelves, concealed wall mounted combination gas fired boiler for central heating and domestic hot water, double glazed door to garden.

### FIRST FLOOR LANDING

access to insulated and partly boarded loft via sliding ladder, coved ceiling, built in shelved storage cupboard.

### BEDROOM 1 17'6" × 10'10" (5.33m × 3.30m)

max, radiator, wood effect floor, sealed unit double glazed window, front aspect, door to:

### EN SUITE SHOWER ROOM

white suite comprising large corner shower cubicle with glazed shower screen, wall mounted shower unit, pedestal wash hand basin with mixer tap, low level w.c., tiled display shelf, shaver point, vinyl floor, heated towel rail, obscure sealed unit double glazed window.

### BEDROOM 2 12'2" × 9'3" (3.71m × 2.82m)

built in wardrobe, radiator, sealed unit double glazed window, rear aspect.

### BEDROOM 3 8'8" × 8'8" (2.64m × 2.64m)

radiator, sealed unit double glazed window, front aspect.

### BEDROOM 4 11'2" × 7'4" (3.40m × 2.24m)

deep built in shelved storage cupboard, radiator, sealed unit double glazed window, front aspect with views over farmland and open countryside beyond.

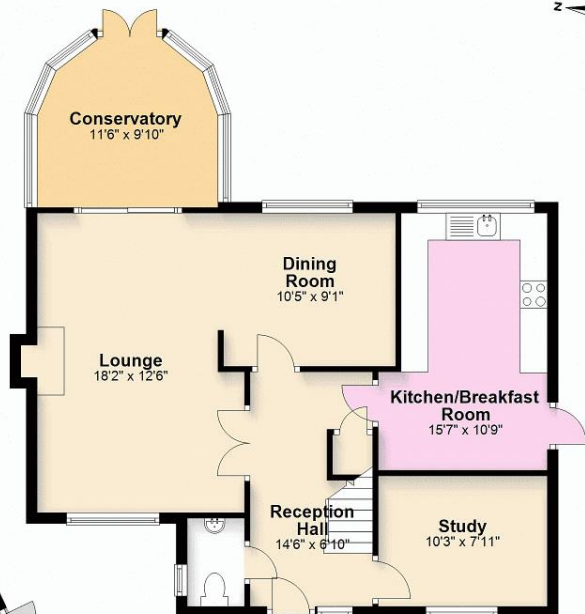
### FAMILY BATHROOM

white suite comprising panelled bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, part tiled walls, obscure sealed unit double glazed window, shaver point, fitted mirror, radiator.

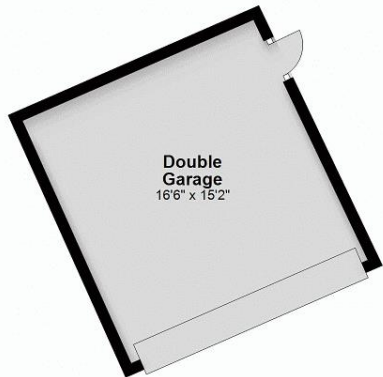




**Ground Floor**  
Approx. 785.8 sq. feet



**First Floor**  
Approx. 570.1 sq. feet



Total area: approx. 1355.9 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

**DOUBLE GARAGE** 16'6" x 15'2" (5.03m x 4.62m)  
up and over door, light and power, range of fitted wall and floor units, work surfaces, personnel door to side.

#### FRONT GARDEN

The garden is laid to lawn with evergreens, conifers, paved footpaths and double width driveway provides off road parking for approximately two vehicles. There is pedestrian side access and gate enabling access to the rear garden.

#### REAR GARDEN

The rear garden is mainly laid to lawn, partly enclosed by 1.8m high panel fencing and evergreens with circular paved patio, outside cold water tap, security light and enjoys a secluded east facing aspect.

Note 1: Please note domestic electrical appliances have not been tested.

Note 2: Mains gas, electricity, water and drainage are all connected to the property.

Note 3: Council Tax Band - Mole Valley District Council Band G

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#### Energy Performance Certificate



Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
<div> <div>Very energy efficient - lower running costs</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(29-38) F</div> <div>(1-28) G</div> </div> </div>		<div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div> <div>(81-91) A</div> <div>(69-80) B</div> <div>(55-68) C</div> <div>(39-54) D</div> <div>(29-38) E</div> <div>(1-28) F</div> <div>(1-28) G</div> </div> </div>	
62	74	54	66
<div> <div>Not energy efficient - higher running costs</div> <div> <div>EU Standard 2003/91/EC</div> </div> </div>		<div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> <div> <div>EU Standard 2003/91/EC</div> </div> </div>	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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